

**ORDINANCE NO. 20101216-002**

**AN ORDINANCE RELEASING THE DEDICATION BY SEPARATE INSTRUMENT OF AN UNACCEPTED PUBLIC ROADWAY EASEMENT RECORDED AT VOLUME 3909, PAGE 1003, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, CONTAINING 1.22 ACRES OF LAND KNOWN AS "WHITE CROWE TRAIL" TO THE ABUTTING OWNERS SUBJECT TO THE RETENTION OF ANY ESTABLISHED PRIVATE RIGHTS IN THE EASEMENT AND THE SEPARATE PUBLIC UTILITY EASEMENT IN THE PROPERTY.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** Council approves the release of the unaccepted dedication of the public roadway easement dedication recorded at Volume 3909, Page 1003, of the Real Property Records of Travis County, Texas, containing 1.22 acres of land known locally as "White Crowe Trail," to the abutting owners, subject to the retention of any established private rights in the easement and the separate public utility easement in the property, as more particularly described in Exhibit A, attached to and incorporated as part of this ordinance, to allow continued use of the property by the abutting owners.

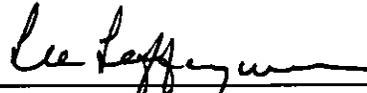
**PART 2.** The release is made subject to the retention of any established private rights in the easement and the separate public utility easement and any other easements and restrictions filed of record in Travis County, Texas. A public utility easement is specifically reserved and confirmed herein and in the Quitclaim Deed to be recorded to evidence this release with respect to the area described in Exhibit A.

**PART 3.** This ordinance takes effect on December 27, 2010.

**PASSED AND APPROVED**

December 13, 2010

§  
§  
§



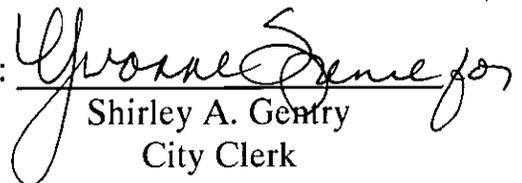
Lee Leffingwell  
Mayor

APPROVED:



Karen M. Kennard  
Acting City Attorney

ATTEST:



Shirley A. Gentry  
City Clerk

EXHIBIT "A"  
LEGAL DESCRIPTION  
ROADWAY EASEMENT VACATION

FIELD NOTES DESCRIBING 1.22 ACRES OF LAND, OUT OF LOT 3, J. D. WHITE SUBDIVISION, RECORDED IN VOLUME 34, PAGE 11, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING THAT CERTAIN 1.20 ACRES CALLED FIRST TRACT DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 3909, PAGE 1003, DEED RECORDS, SAID COUNTY, SAID 1.22 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at point in the northerly right-of-way line of U S Highway 290, at the southwest corner of Lot 4 of said subdivision, same being the southeast corner of said Lot 3 and being in a curve to the right having a radius of 2,814.12 feet, for the southwest corner hereof;

THENCE along said right-of-way line, the southerly line of said Lot 3 and along said curve to the right whose chord bears North 67 degrees 46 minutes 00 seconds West, 60.52 feet to a point in said line, at the southeast corner of Lot 2 of said subdivision, same being the southwest corner of said Lot 3, for the southwest corner hereof;

THENCE North 529 degrees 46 minutes 00 seconds East, along the easterly line of said Lot 2 and the westerly line of said Lot 3, 325.00 feet to a point at the northeast corner of said Lot 2, at an angle corner in the westerly line of said Lot 3, at the beginning of a curve to the left having a radius of 108.46 feet;

THENCE through said Lot 3 and along said curve to the left whose chord bears North 07 degrees 15 minutes 00 seconds East, 83.07 feet to a point at the end of said curve;

THENCE North 15 degrees 16 minutes 00 seconds West, continuing through said Lot 3, 116.37 feet to a point at the beginning of a curve to the right having a radius of 174.40 feet;

THENCE continuing through said Lot 3, along said curve to the right whose chord bears North 01 degrees 43 minutes 00 seconds West, 81.72 feet to a point at the end of said curve;

THENCE North 11 degrees 50 minutes 00 seconds East, continuing through said Lot 3, 282.50 feet to a point in the southerly line of Lot 6 of said subdivision, in the northerly line of said Lot 3, for the northwest corner hereof;

THENCE South 57 degrees 33 minutes 00 seconds East, along the southerly line of said Lot 6 and the northerly line of said Lot 3, 64.10 feet to a point in said line, for the northeast corner hereof;

THENCE South 11 degrees 50 minutes 00 seconds West, through said Lot 3, 259.92 feet to a point at the beginning of a curve to the left having a radius of 114.40 feet;

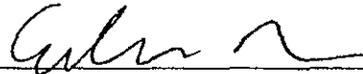
THENCE continuing through said Lot 3 and along said curve to the left whose chord bears South 01 degrees 43 minute 00 seconds East, 53.61 feet to a point at the end of said curve;

THENCE South 15 degrees 16 minutes 00 seconds East, continuing through said Lot 3, 116.37 feet to a point at the beginning of a curve to the right having a radius of 158.46 feet;

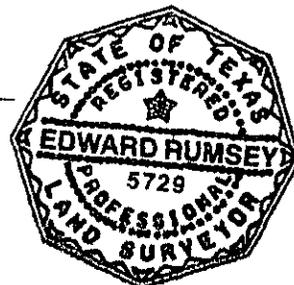
THENCE continuing through said Lot 3 and along said curve to the right whose chord bears South 07 degrees 15 minutes 00 seconds West, 129.02 feet to a point at the end of said curve;

THENCE South 29 degrees 46 minutes 00 seconds West, continuing through said Lot 3, at 17.08 feet passing the northwest corner of said Lot 4, being in the easterly line of said Lot 3 and continuing for a total distance of 317.07 feet to the POINT OF BEGINNING and containing 1.22 acres of land, more or less.

THIS LEGAL DESCRIPTION IS TO BE USED IN CONJUNCTION WITH THE ATTACHED SURVEY PLAT (BY SEPARATE INSTRUMENT), ONLY.

  
Edward TX R.P.L.S #5729 Job # A0905305

5-19-04  
Date



Reviewed: 08-24-10  


# ROADWAY EASEMENT VACATION



SCALE 1"=100'

1.22 ACRES  
ROADWAY EASMENT  
VOL.3909, PG.1003

## LEGEND

- CALCULATED POINT
- P.O.B. POINT OF BEGINNING

LEGAL DESCRIPTION:  
BEING 1.22 ACRES OF LAND OUT OF LOT 3, J. D. WHITE SUBDIVISION RECORDED IN VOLUME 34, PAGE 11. PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND BEING THAT SAME 1.20 ACRE TRACT CALLED FIRST TRACT DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 3909, PAGE 1003, DEED RECORDS, SAID COUNTY, SAID 1.22 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SURVEY DATE	5/19/2006	
JOB NO.	E0323406	
RPLS CHECK	EDWARD RUMSEY	5/19/2006

**ALLSTAR**  
Land surveying

12731 RESEARCH BLVD.  
BUILDING A, SUITE 106  
AUSTIN, TEXAS 78759  
(512) 249-8149 PHONE  
(512) 331-5217 FAX  
WWW.ALLSTARLANDSURVEYING.COM

